PETITION FOR ZONING VALIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate. Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 409.2.c.2 (IX A.2 C.M.D.P.)

Variance from Section to allow a compacted crusher - run Parking RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER Rabbi's Study: (301) 486-2532 Synagogue Office (301) 484-6114 lot to remain in lieu of a bituminous surface. W/S of Seven Mile Lane, Rabbi's Home: (301) 358-6377 105' S of the Centerline OF BALTIMORE COUNTY of Slade Ave. (7504 Suburban Orthodox Congregation Toras Chaim Seven Mile Lane), 3rd Dist. RE: PETITION FOR VARIANCE W/side of Seven Mile Lane. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) 7504 Seven Mile Lane SUBURBAN ORTHODOX : Case No. 85-196-A 105' S/of the centerline of CONGREGATION, Petitioner Baltimore, Maryland 21208 Slade Avenue, 3rd District ::::::: RABBI ERVIN PREIS SEE ATTACHED LETTER Petitioner CANTOR PHILIP ROSENBLATT ENTRY OF APPEARANCE Chairman of the Board President * * * * * * * * * * * * * * * * Please enter the appearance of the People's Counsel in the above-Zoning Commissioner of Baltimore County 1st Vice-President Seymour Bayuk captioned matter. Notices should be sent of any hearing dates or other 1. Economics: The congregation has spent all monies 2nd Vice-President Property is to be posted and advertised as prescribed by Zoning Regulations. on the building beyond the amount that was proceedings in this matter and of the passage of any preliminary or final Secretary I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. 2. A crusher-ru surface is less expensive to maintain 3. The present surface has been (and should continue to be)treated in order to keep the dust down, (sprayed I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property with a Hardener and Rolled) 4. Because of the typography of our lot in relationship which is the subject of this Petition. to the 2 contiguous properties, Macadamizing our lot Phyllis Cole Friedman Contract Purchaser: will cause rain water to run onto adjacent properties People's Counsel for Baltimore County Legal Owner(s): and create either pools of water, a muddy area, or even SUBURAN PASTONY CONG worse flodding conditions. (Type or Print Name) 5. Suburban Orthodox Congregation being Orthodox, auto Guner parking is not required because driving to synagogues of the parking lot is crusher-run. is not permitted on the Sabbath or Religious Holidays Peter Max Zimmerman Deputy People's Counsel 6. The present 15-13 parking spaces that show on the Rm. 223, Court House existing bituminous paving is more than sufficient Towson, MD 21204 for our facilities, (having been proven since the 494-2188 facilities have been completed) City and State Signature 7. Had we had the money the copy of enclosed paving contract was received too late to pave last year as the Attorney for Petitioner: I HEREPY CERTIFY that on this 5th day of March, 1985, a copy Asphalt Batch Plants had shut down for the winter. vented parking on the site. of the foregoing Entry of Appearance was mailed to Mr. Oscar Zerwitz, (Type or Print Name) A. A Bldg. Comm., Suburban Orthodox Congregation, 3304 Marnat Rd., Baltimore, MD 21208, Petitioner. Name, address and phone number of legal owner, contract purchaser or representative to be contacted OSCAR 1. ZORWITZ City and State 3304 MARNAT RO Attorney's Telephone No.: Peter Max Zimmerman Address 301-484-125-4 ORDERED By The Zoning Commissioner of Baltimore County, this _____ 6th ____ day of Cicbruary, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore DER 0 could visit the site and the general neighborhood. to prevent particulate matter from being airbourne and with requirements BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 =After due consideration of the testimony and evidence presented, as well as of the comments of the Baltimore County Bureau of Environmental Services.

a field inspection of the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of May, 1985, that the herein Petition for Variance to permit a compacted crusher-run parking lot to remain in lieu of the required bituminous surface, in accordance with the site plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject to the following:

- 1. The parking lot shall be unchained and open for use at all times that any portion of the synagogue, building or site is in use.
- 2. Notification shall routinely be placed in congregational publications that motor vehicles should be parked in the lot provided rather than on nearby streets and any person arranging social events in the facilities shall be advised likewise.
- 3. At any such time as the site becomes the regular location of a congregation that is not Orthodox Jewish, a Petition for Special Hearing shall be submitted and a hearing conducted to determine whether the compacted crusher-run parking lot shall be permitted to continue in lieu of the required bituminous surface.

Hygiene Section 10.18.06.03 D. COMAR, by taking reasonable precautions

ORDER RECEIVED FO

dated January 3, 1985.

5. Within five years, evergreens shall be planted along the lines between the synagogue and the existing dwellings owned by the congregation and between those dwellings and the parking lot. Within ten years, those evergreens shall form a compact screen at least five feet in height.

> ∉puty Zoning Compissioner, of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of December , 1984

Zoning Commissioner

Petitioner Suburban Orthodox Congregationeceived Petitioner's

Chairman, Zoning Plans Advisory Committee

Suburban Grthodox Congregation - *

BEFORE THE

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 85-196-A

The Petitioner herein requests a variance to permit a compacted crusher-run parking lot to remain in lieu of the required bituminous surface.

Testimony on behalf of the Petitioner indicates that the Orthodox Jewish congregation is comprised of 285 persons and utilizes a twenty-four year old building with 340 seats. The congregation enlarged its facilities by adding a social hall with a capacity of 300 and acquired additional land to provide the required parking. An occupancy permit was granted contingent upon the parking lot being completed. A road and some parking spaces were paved with a bituminous surface; the remainder

A member of the congregation, who has lived one-half block away for 25 years, testified that he has never seen more than 30 cars on the premises. Although the Orthodox belief is that driving is not permitted on the Sabbath, some persons do drive to service. On the Sabbath a chain at the entrance to the driveway has pre-

Testimony by a Protestant, a neighbor immediately across the street, indicated that persons attending services do drive and park on nearby streets because the synar gue parking lot is not available. Those exiting social functions cause neighborbed disturbances as late as midnight when they retrieve their automobiles. His dern was the use of streets for parking rather than the surface. parties to the hearing stipulated that the Deputy Zoning Commissioner

NORMAN E. GERDER DRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/1/84 Property Owner: Suburban Orthodox Congregation

Location: WIS Seven Miletone S of Stade Auc.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

>)There are no site planning factors requiring comment.)A County Review Group Meeting is required.
>)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit. The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.
>
> Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the pravisions of Section 22-98 of the Development Regulations.
>)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
>
> ") The amended Development Plan was approved by the Planning Board (X)Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

()The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions charge traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (X)Additional comments: Men parking areas must comply with

Chief, Current Planning and Development

cc: James Hoswell

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it sopearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficult, and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ---, 19 ____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date March 11, 1985

Norman E. Gerber, Director FROM Office of Planning and Zoning

No. 85-196-A SUBJECT Suburban Orthodox Congregation

NEG/JGH/sf

This office is concerned with the prolem of dust that many times results from non-paved parking areas.

Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 7, 1985

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Chairman

3304 Marnat Road Baltimore, Maryland 21208

Mr. Oscar I. Zerwitz

MEMBERS Bureau of Engineering

Department of Traffic Engineering State Roads Commission Bureau of Fire Provention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

RE: Item No. 140, Case No. 85-196-A Suburban Orthodox Congregation Petition for Variance

Dear Mr. Zerwitz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, NICHOLAS B. COMMODARI

Chairman

Zoning Plans Advisory Committee

W/S Seven Mile Lane 105' S. from centerline Slade Avenue District: 3rd Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

HARRY J. PISTEL, P. E. DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner County Office Building

Towson, Maryland 21204

Since no public facilities are involved, this office has no comment.

January 10, 1985

Re: Item #140 (1984-1985)

Congregation,

Property Owner: Suburban Orthodox

Very truly yours, Bureau of Public Services

JAM:EAM:PMO:ss

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING DEPARTMENT OF TRAFFIC ENGIN TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR

December 17, 1984

Mr. Arnold Jablon County Office Building Towson, Maryland 21204

4.4

Item No. 138, 149, 141, and 143. ZAC- Meeting of December 4, 1984 Location: Existing Zoning: Proposed Zoning:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 138, 140, 141, and 143.

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 3, 1985

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #140, Zoning Advisory Committee Meeting of December 4, 1984, are as follows:

> Property Owner: Existing Zoning: Proposed Zoning:

Suburban Orthodox Congregation W/S Seven Mile Lane 105' S. from c/1 Slade Avenue D.R. 2 & D.R. 3.5 Variance to allow a compacted crusher-run parking lot to remain in lieu of

the required bituminous surface.

Acres:

The entire crusher-run parking lot to remain in lieu of the required bituminous surface provided State Regulations to control air pollution are followed.

Maintenance and replenishment of crusher-run as required and the appropriate use of dust suppressants to include water, calcium chloride and others for the prevention/control of particulate matter.from becoming air-

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

NBC:bsc

Enclosures

November 30, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Suburban Orthodox Congregation

Location: W/S Seven Mile Lane 105' S. from c/l Slade Avenue Zoning Agenda: Neeting of 12/4/84 Item No.: 140

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

(x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Parking lot shall support 50,000# fire apparatus the buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

Planning Group
Special Inspection Division Fira Prévention Bureau

LEGAL NOTICE LEGAL NOTICE 85-196-1 OF PUBLICATION e. Md., Feb. 27 19 85 hearing:

Petition for Verience to allow a compacted crusher-run perlung lot to remain in lieu of a bituminous surface.

BY ORDER OF ARNOLD JABLON

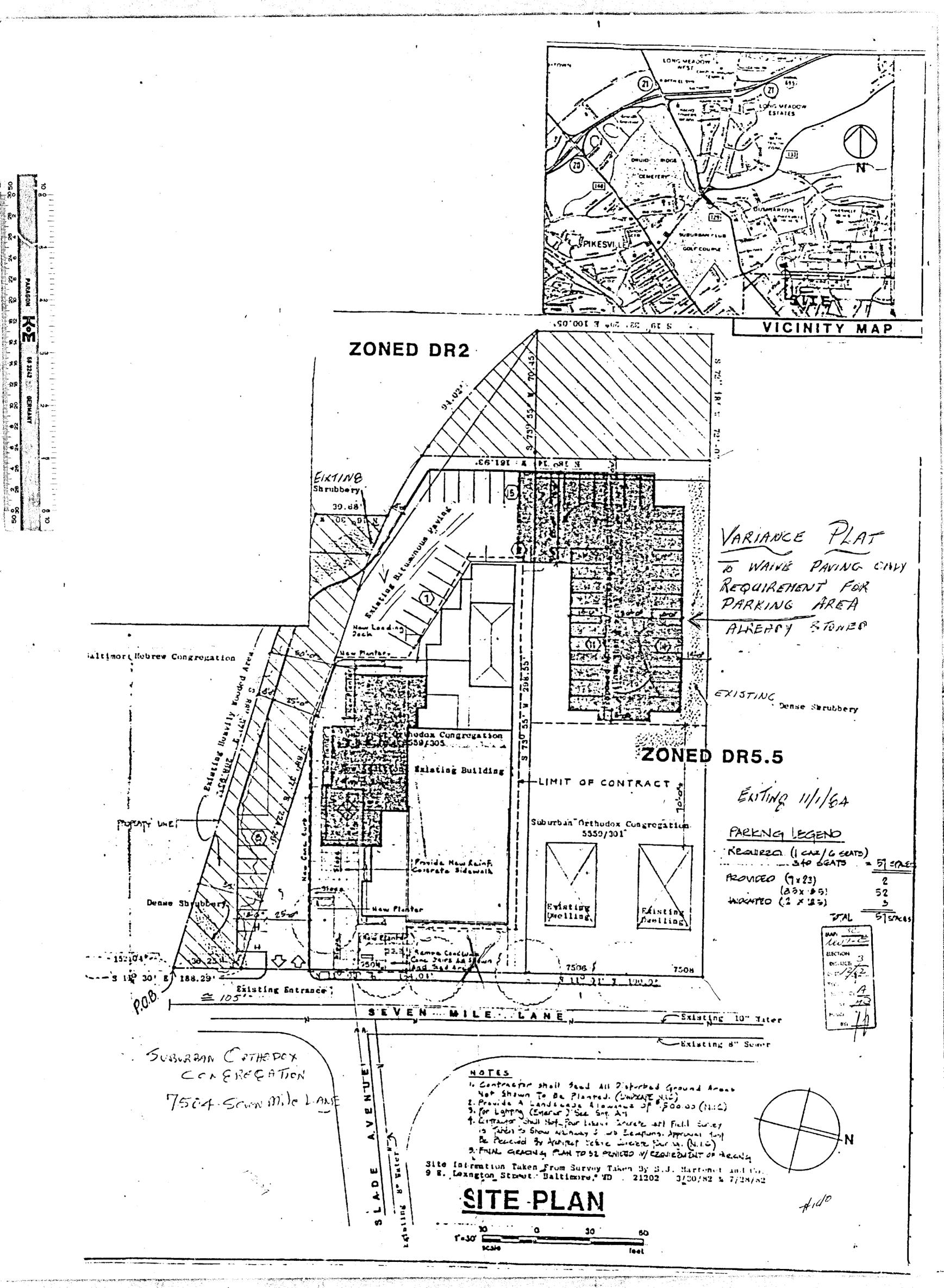
20NING COMMISSIONER

OF BALTIMORE COUNTY

bituminous surface. e annexed advortisment EST STAR, a weekly newSpaper profis ne 5 % rixesville, Baltimore County, Maryland before the 19th day of March 19 85 the first publication appearing on the 27th cay of Feb. .19 85 the secend publication appearing on the the third publication appearing on the THE NORTHWEST STAR Cost of Advertisement \$22.00

CERTIFICATE OF PUBLICATION LOC TON: West side of Bereins Mile Lane, 105 Best South February 28 85 Synagogue Office (301) 484-6114 Rabbi's Study: (301) 486-2532 Rabbi's Home: (301) 358-6377 THIS IS TO CERTIFY, that the annexed advertisement was BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 PETITION FOR VARIANCE Suburban Orthodox Congregation Toras Chaim published in THE JEFFERSONIAN, a weekly newspaper printed 3rd Election District and published in Towson, Baltimore County, Md., appearing on 7504 Seven Mile Lane Baltimore, Maryland 21208 ARNOLD JADLON ZONING COMMISSIONER February 28 LOCATION: West side of Seven Mile Lane, 105 feet South of the RABBI ERVIN PREIS *Rabbi Chaim Gevantman Z.L. 1st Rabbi, 1957-1976 centerline of Slade Avenue (7504 Seven Mile Lane) CANTOR PHILIP ROSENBLATT 1983-1984 Term Chairman of the Board DATE AND TIME: March 7, 1985 Tuesday, March 19, 1985 at 9:30 A.M. THE JEFFERSONIAN. President Morton M. Esterson PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland A DESCRIPTION OF 75. SEVEN MILE LANE PROPERTY 1st Vice-President Mr. Oscar Zerwits Seymour Bayuk Dentor! Suburban Orthodox Congregation 2nd Vice-President The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Building Counittee 7504 Seven Mile Lune Beginning on the west side of Seven Mile Secretary Joseph Weiskop Baltimore, Maryland 21208 Lane approximately 105 feet south of the center Treasurer Edwin Spector Petition for Variance to allow a compacted crusher-run parking lot to remain in lieu of a bituminous surface. line of Slade Avenue and running North 11003 -RE: Petition for Variance 300. 29' thence south 72018' west 295' thence W/S Seven Mile Lane, 105 8 of the c/1 Morris Kahn of Slade Avenue south 18014' east 161.73' thence by a curve to Suburban Orthodox Congregation - Petitioner Case No. 85-196-A the left of an arc 94.02' thence south 16030' west 39.68 east; thence N 88037 east 268.95 Dear Mr. Zerwitz: \$18.00 to the place of beginning and also known as This is to advise you that \$45.00 is due for advertising and posting 7504 Seven Mile Lane, in pikesville, Maryland 21208, of the above property. Being the property of <u>Suburban Orthodox Congregation</u> the plat filed with the <u>Zoning Office</u>. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-Please make the check payable to Baltimore County, Maryland, and tain any request for a stay of the issuance of said permit during this period for remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, good cause shown. Such request must be received in writing by the date of the Towson, Maryland 21204, before the hearing. hearing set above or made at the hearing. CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY \$5-196-A BY ORDER OF ARNOLD JABLON BALTIMORE COUNTY, MARYLAND ZONING COMMISSIONER OFFICE OF FINANCE REVENUE DIVISION OF BALTIMORE COUNTY Date of Posting 2-28-85 IOLD JABLON MISCELLANEOUS CASH RECEIPT ing Commissioner 1-61-615-116 Petitioner: Andres Pars Orthodox Congregation Location of property: W/S of Seven Mile Lone 105'S of the C/L of Slade arenue (7504 Seven Mile Lone) Location of Signs: West side of Seven mile Lane, in front Rabbi's Study: (301) 486-2532

Habbi's Home: (301) 358-6377 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Synagogue Office February , 1985 (301) 484-6114 Suburban Orthodox Congregation Toras Chaim PETITION FOR VARIANCE 3rd Election District 7504 Seven Mile Lane Mr. Oscar I. Zerwitz ARNOLD JABLON ZONING COMMISSIONER 3304 Marnat Road Baltimore, Maryland 21208 Baltimore, Maryland 21208 LOCATION: West side of Seven Mile Lane, 105 feet South of the RABBI ERVIN PREIS centerline of Slade Avenue (7504 Seven Mile Lane) December 17, 1984 *Rabbi Chaim Gevantman Z.L. _ . _ . CANTOR PHILIP ROSENBLATT NOTICE_OF HEARING December 26, 1984 1983-1984 Term RE: Petition for Variance V/S Seven Hile Lane, 105' S of the Chairman of the Board DATE AND TIME: Tuesday, March 19, 1985 at 9:30 A.M. c/1 of Slade Avenue Morton M. Esterson Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Mr. Oscar Zerwitz PUBLIC HEARING: Suburban Orthodox Congregation - Petitioner 1st Vice-President Suburban Orthodox Congregation Case No. 85-196-A Seymour Bayuk Building Committee 2nd Vice-President Mr. Arnold Jablon The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: 7504 Seven Mile Lane Paul Diamond Zoning Commissioner of Baltimore County Baltimore, Maryland 21208 Secretary Joseph Weiskopf TIME: 9:30 A.M. 111 West Chesapeake Avenue Treasurer Edwin Spector Petition for Variance to allow a compacted crusher-run RE: Petition for Variance Towson, Maryland 21204 parking lot to remain in lieu of a bituminous surface. W/S Seven Mile Lane, 105' DATE: Tuesday, Merch 19, 1985 S of the c/l of Slade Avenue Dear Mr. Jablon, Morris Kahn Suburban Orthodox Congregation - Petitioner Please refer to case #85-196-A. PLACE: Room 106, County Office Building, 111 West Chesapeake Case No. 85-196-A I received a notice of hearing with Avenue, Towson, Maryland regards to the petition for variance on Dear Mr. Zerwitz: Wednesday, January 16, 1985. It would be greatly appreciated if you could arrange for this hearing to take place at your convenience in March 1985, since I will be out of town from January 2, Please be advised that your request for a postponement of the subject case has been granted. You are responsible for the advertising and posting costs, in the amount of \$0.00 , which is due upon receipt of this letter. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204. Upon the rescheduling of the hearing, a subsequent bill will be issued for the second advertising and posting costs incurred. Being the property of <u>Suburban Orthodox Congregation</u> the plat filed with the <u>Zoning Office</u>. thru March 3, 1985. As a matter of fact I have already requested a postponement for the court hearing on the same matter that was In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for scheduled for February 27, 1985. Please try to accomodate me in this good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. matter and advise me of the new date. Sincerely yours, If this postponement was due to a previous court assignment, please submit a copy of the assignment to this office for our file. BY ORDER OF Cocar Brusty ARNOLD JABLON You will be notified in writing of a rescheduled hearing date. Suburban Orthodox Cong-Petitioner ZONING COMMISSIONER No. 135813 BALTIMORE COUNTY, MARYLAND Member of Building Committee OF BALTIMORE COUNTY OFFICE OF FINANCE - REVENUE DIVISION Oscar Zerwitz Very truly yours, MISCELLANEOUS CASH RECEIPT Zoning Commissioner AJ:aj 6. 065*****10380:a #214#



.